Final October 2019



## **Acknowledgements**

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# **Table of Contents**

Americ	can's with Disabilities Act Transition Plan: Parks and Trails	1
Ackno	wledgements	2
1.0	Introduction	4
1.1	ADA Background	4
1.2	Community Involvement	5
2.0	Regulatory Standards and Guidance	6
2.1	Audit Standards	6
2.2	Transition Plan Requirements	6
2.3	Program Access Recommendations	6
3.0	Methodology	7
3.1	Access Audits	7
3.2	Findings	8
3.3	Community Priorities for Access to Parks and Trails	8
4.0	Transition Plan	10
5.0	Cost Estimating and Financing	12
5.1	Cost Estimating	12
5.2	Funding	13
6.0	Recommendations	14
7.0	Appendices	15
7.1	Appendix A: Parks List	15

### 1.0 Introduction

The American's with Disabilities Act (ADA) Title II Transition Plan for Parks and Recreation describes barriers to access Redmond's parks and trails and the priorities and methods that will be used to remove those access barriers. This effort will supplement earlier work completed by the City to fulfill the requirements in Title II of the ADA. In 2013, a draft transition plan for the City was initiated, which identified the ADA coordinator, evaluated communications, developed a dispute process and modifications request. It also began the audit process with the evaluation of sidewalks and curb ramps. The plan identified that future audits of parks and trails along with facilities would need to occur. This Parks and Trails ADA Transition Plan and the planned Facilities Transition Plan will be integrated into a single overall report after completion of the Facilities Transition Plan in 2020.

The American Community Survey (ACS) estimates the overall rate of people with disabilities in the US population is around 12.6 percent. <sup>1</sup> The data shows that disability increases with age, for people 65 and over 35.4 percent have a disability. In Washington State, the numbers are similar at 12.7 percent. In Redmond about 11.6 percent of residents have a disability. In short, thousands of people in our community face disabilities and many of those use Redmond's parks, trails and programs on a regular basis.

Redmond's Mission is to be a dynamic community where all can live, play work and invest. To make that mission a reality, it needs to be accessible. *Everyone plays* is a tagline for our recreation programs and the department's vision is to build community through parks, arts, recreation, and conservation regardless of age or ability. The City of Redmond owns and manages 47 parks, comprised of over 1,351 acres of land, along with 39 miles of trails. These range from urban parks and multi-use trails to forested natural areas and sports fields. To ensure our park and trail system is accessible to all, the department undertook the development of an ADA Transition Plan in 2018-19.

In the City of Redmond's 2017-2018 budget, the City Council approved funding to create an American's with Disabilities Act (ADA) Transition Plan for Redmond's parks and trails. After a Request for Proposals (RFP) and interview process, the Parks and Recreation Department retained the WT Group in April 2018. WT's Accessibility Practice is a unique mix of legal expertise, experience in parks and recreation and local government.

Parks facilities not included in this effort are the Redmond Senior Center, Old Firehouse Teen Center, Redmond Pool and Redmond's Community Center at Marymoor Village. These sites will be evaluated along with all other City buildings and maintenance facilities in 2019.

### 1.1 ADA Background

The American's with Disabilities Act is a civil rights law that requires all state and local governments to provide equal access to programs and services for all community members. It was signed into law by President George H.W. Bush on July 26, 1990 and went into effect in 1992. The ADA is a landmark civil rights law that prohibits discrimination against individuals with disabilities in access to jobs, public accommodations, government services, and programs, public transportation, and telecommunications. The ADA treats access as a civil right.

<sup>&</sup>lt;sup>1</sup> Kraus, Lewis. (2017). 2016 Disability Statistics Annual Report. Durham, NH: University of New Hampshire.

<u>Title I</u> of the ADA prohibits private employers, state and local governments, employment agencies and labor unions from discriminating against qualified individuals with disabilities in job application procedures, hiring, firing, advancement, compensation, job training, and other terms, conditions, and privileges of employment. The City of Redmond is an Equal Employment Opportunity (EU) employer and adheres to the requirements of Title I.

<u>Title II</u> of the ADA adopts the general prohibitions against discrimination contained in Section 504 of the Rehabilitation Act of 1973, but applies to all state and local governments, regardless of whether or not they receive federal funding. It prohibits the City from denying persons with disabilities the equal opportunity to participate in its services, programs or activities, either directly or indirectly through contractual arrangements.

It is the policy of the City of Redmond to make every reasonable effort to provide equal access to all City facilities, services, programs, and activities for citizens with disabilities in accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973.

<u>Title III</u> applies to public accommodations, which include businesses open to the public and requires them to make reasonable modifications to accommodate individuals with disabilities.

### 1.2 Community Involvement

Community involvement is a priority of Redmond and an essential part of the ADA requirements as defined in section 35.105. The City is required to involve the public in the evaluation and prioritization process. To ensure the community had various ways to engage, community involvement opportunities were held in multiple formats.

- A 12-person community, stakeholder group was formed after a public call that met six times from June 2018 through April 2019. This group included people with visual and mobility issues, caregivers, parents and service providers. This group was actively involved and collaborated with the consultant and staff team.
- On September 12, 2018 an open house was held at Redmond City Hall to share the findings from access audits and gather feedback on priorities.
- Two drop-in sessions were held at the Redmond Senior Center on September 18 and 20, 2018. One-on-one discussions around findings and access occurred with seniors at this time. Mobile devices (iPad) were available to complete an online survey on access priorities along with hardcopy surveys.
- Two online questionnaires to get feedback on priorities were held using SurveyMonkey. The
  first session was open from September 12-October 8, 2018 and received 51 responses. The
  second survey incorporated feedback from the community involvement process and went
  back out to the public to confirm what we heard. That questionnaire was open from
  November 12-December 31, 2018 and received 47 responses.
- Two articles appeared in the Redmond Reporter discussing the effort and alerting people to the online questionnaire<sup>2</sup>,<sup>3</sup>

<sup>&</sup>lt;sup>2</sup> http://www.redmond-reporter.com/news/redmond-aims-to-make-parks-trails-more-accessible/

<sup>&</sup>lt;sup>3</sup> https://www.redmond-reporter.com/news/redmonds-park-and-trails-working-to-be-more-accessible-for-all/

### 2.0 Regulatory Standards and Guidance

#### 2.1 Audit Standards

Two sets of federal guidelines were applied to the Parks and Trails access audits. The first is the Americans with Disabilities Act Accessibility Guidelines (ADAAG), also known as the 1991 standards, which addresses entries, doors, service counters, showers, curb cuts on trails and within parks, and other typical building elements. The Access Board is responsible for developing and updating these design guidelines<sup>4</sup>. The second is 2010 Standards for Accessible Design<sup>5</sup> that include requirements for playgrounds, golf courses fishing areas, boating areas and more.

This is an important distinction between the 1991 and 2010 standards since the City could be granted safe harbor if a building was built or altered to be compliant with the 1991 standards. Safe harbor states that buildings that meet the 1991 standards would not be required make further changes until the elements were subject to a planned renovation.

Certain parks elements do not yet have a final standard, these include trails, picnic areas, and outdoor elements such as grills. On these elements, the Outdoor Developed Areas Guidelines<sup>6</sup> (ODAG) were used. The appended reports cite both the ADAAG, 2010 Standards and the Outdoor Developed Areas Guidelines.

This report identifies the barriers and performance-based solutions in the form of project recommendations. Some of these projects will require further design prior to implementation. All improvements will require maintenance over time to ensure continued compliance with ADA.

### 2.2 Transition Plan Requirements

ADA requires community involvement in the development of the Transition plan, and it must include the following features:

- A list of physical barriers that limit accessibility of programs or activities to individuals with disabilities, this is also called a self-evaluation.
- A detailed description of the methods that will be used to make it accessible.
- The official responsible for implementation of the plan.
- A timeline for corrections.

The Transition Plan timeline is designed to provide flexibility to the City around specific parks and trails while ensuring that continuous access improvements are being made.

### 2.3 Program Access Recommendations

<sup>&</sup>lt;sup>4</sup> <a href="https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-ada-standards">https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-ada-standards</a> accessed August 8, 2019.

<sup>&</sup>lt;sup>5</sup> https://www.ada.gov/2010ADAstandards\_index.htm, accessed August 8, 2019.

<sup>&</sup>lt;sup>6</sup> <a href="https://www.access-board.gov/guidelines-and-standards/recreation-facilities/outdoor-developed-areas/final-guidelines-for-outdoor-developed-areas">https://www.access-board.gov/guidelines-and-standards/recreation-facilities/outdoor-developed-areas/final-guidelines-for-outdoor-developed-areas</a>, 2019.

The US Department of Justice test for existing facilities is known as the "program access test". A "program" is an opportunity made available by the Department. A program is not just an activity for which a person registers and pays a fee. It can be the program of picnicking, parking or fishing. It is a program if it is an activity made available by the Redmond Parks.

The program access test does not apply to new construction or alterations and additions. New construction and alterations and additions must be designed and constructed to comply with the 2010 Standards for Accessible Design.

There are multiple ways in which a program can be made accessible. In the title II regulation, section 35.150(b) describes the methods an entity can use to make programs accessible. They include:

- Redesign or acquisition of equipment;
- Move program to accessible buildings;
- Assignment of aides to program beneficiaries;
- Delivery of services at alternate accessible sites;
- Alteration of existing facilities and construction of new facilities;
- Use of accessible rolling stock or other conveyances; and
- Any other methods that result in making its services, programs, and activities readily accessible to and usable by individuals with disabilities.

The program access recommendations are based on a minimum of one out of three assets should be accessible. All unique assets should be accessible. Examples of these in Redmond would be the barn at Farrel-McWhirter or the fishing dock at Idylwood.

Some barriers, identified in the site reports as "City Option", will not need to be changed until a renovation or rebuild based on technical infeasibility, historical preservation, construction tolerances or no current guidance.

### 3.0 Methodology

The methodology of this portion of the transition plan included the following elements.

#### 3.1 Access Audits

The City's consultant conducted audits for all 47 parks (Appendix A) and 39 miles of trails. These audits were conducted the weeks of May 7-11 and June 11-14, 2018. The Senior, Community and Teen Centers were not part of this audit but will be audited in 2019 as part of City owned buildings. In addition, WT Group



interviewed staff at parks facilities, including the Teen Center, Senior Center and Community Center to better understand our programs, events and processes. This work was part of advising the City on potential policy and process improvements the department should consider undertaking. The audits

consist of an overall site report and individual checklists that cover parking, exterior accessible routes, means of access, play area, shelters and picnic areas, outdoor recreation and park site.

The overall site report for each park facility includes a description of the specific barriers at each location and reference to the regulation or guideline citation. In addition, the contain digital images of the barriers a reference drawing map showing location of the barrier. The site reports describe the Title II 35.150 (b) methods for meeting accessibility requirements, giving priority to those methods that offer services, activities and programs in the most integrated setting and include recommendations for addressing the barrier.

### 3.2 Findings

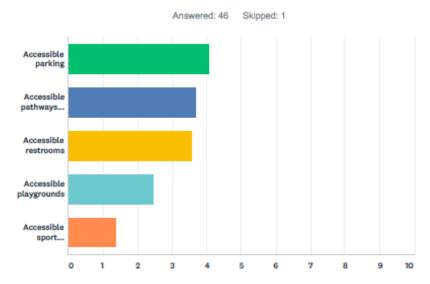
The access audits identified 1,330 access deficits across the system. This represents a better than average number of access deficits, meaning Parks and Trails are more accessible than many communities. To effectively and efficiently improve accessibility they were prioritized over a 14-year timeline to ensure program access. The prioritized list includes 716 barriers to access.

Projects were prioritized using Department of Justice (DOJ) guidance which considers the following priorities.

- 1. Accessible approach and entry (parking, accessible routes)
- 2. Access to programs and services
- Access to Restrooms
- 4. Access to other items (drinking fountains, trash receptacles etc.)

Based on community involvement and stakeholders, access to restrooms was considered a higher priority than programs and services and the subsequent plan reflects community involvement.

# Q3 Within individual parks, community members stated that the following were top priorities. Please rank them in order of preference.

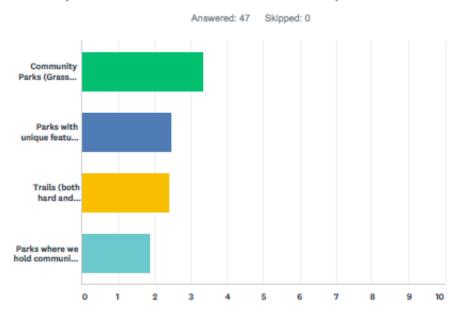


### 3.3 Community Priorities for Access to Parks and Trails

Through the broad public involvement strategies, the City learned what the community's priorities are for accessibility.

1 Community Parks. Community parks provide a diverse set of recreation opportunities and are more of a regional draw than neighborhood parks. These often have the most visitation in the system as well. Redmond's community parks include Grass Lawn Park, Idylwood Park, Perrigo Park, Hartman Park, Farrel-McWhirter Park and Juel Park. Data and outreach indicated these were the most used parks in the system by users of all abilities and targeted outreach to those with disabilities identified community parks were the most common destinations for themselves and others with special needs.

# Q2 Community members stated the following types of parks were top priorities. Please rank in order of preference.



- 2 **Unique Sites**: Idylwood Park and Farrel-McWhirter represent unique assets that must be made accessible. They represent experiences such as swimming, fishing or learning about animals that are not available in any other Redmond parks.
- 3 **Trails**: Multiple-use trails were the primary method of travel around downtown and considered very important by the stakeholder group.
- 4 **Community Event Spaces:** Events that occur throughout the year bring the community together and are one of the community's bigger interactions with the park system. Making these spaces, such as municipal campus was a community priority.
- Within Parks: Accessibility within parks was looked at from the outside in. Ensuring that patrons could access the park through sidewalks, pathways, parking lots, and be able to use the restrooms and ultimately the park programs that they came to use.

### 4.0 Transition Plan

The access audits identified 1,330 access deficits across the system. To effectively and efficiently improve accessibility they were prioritized over a 14-year timeline to ensure program access. The prioritized list includes 716 barriers to access.

This prioritization of the projects within Phase I was accomplished through a community involvement process, collaboration with the stakeholder group, Parks and Trails Commission, City Council along with an inter-departmental team of subject matter experts. This work sought to identify the most efficient and effective way to make parks and trails more accessible. The prioritization focused on approximately half of the deficiencies (716) that could be addressed in the recommended 14-year timeframe while working on program access

These priorities focused on which parks and trails were most important to improve accessibility. The, within individual parks evaluating what was most beneficial to improving overall parks access. Lastly, that all program types are accessible somewhere within the system.

The transition plan works toward this goal with the expectation that any new construction will be fully compliant and help the department move over time to a completely accessible parks system.

Exhibit 4.1: Breakdown of Priority Projects by Phase

Phase	Number of Barriers	Percent of Barriers
One	310	43%
Two	187	26%
Three	143	20%
City Option	76	11%
Total:	716	100%

Exhibit 4.2: Breakdown of Transition Plan Projects by Type

Barrier Type	Number of Barriers	Percent of Barriers
Maintenance	226	31.6%
Capital	490	68.4%
Total	716	100%

2019-2020 Projects	Projected Cost	Who/What
Enhance, relocate and sign at priority parks	\$23,000	Equipment & Supplies
Idylwood Dock Access Improvements	\$50,000	Contractor
Grass Lawn Restrooms	\$70,000	Equipment & Supplies
Anderson Park Access Improvements	\$15,000	Contractor / Equipment & Supplies
Farrel-McWhirter Parking	\$30,000	Contractor
Accessible Picnic Tables	\$12,000	Equipment & Supplies
TOTAL	\$200,000	

6-Year Project List*					
Park	Major Barriers Identified*	2019 Estimated Cost	Notes:		
Anderson Park	<ul> <li>Exterior accessible routes, curb ramps, and running slopes of sidewalks</li> <li>Restroom fixtures and</li> </ul>	<ul><li>\$93,000</li><li>\$109,000</li></ul>	Potential to amend Adair Cabin Remodel in 2021 CIP.		
	<ul> <li>dimensions are out of compliance.</li> <li>Adair Cabin Remodel amended to create unisex wheelchair accessible restroom.</li> </ul>	• \$100,000			
Farrel-McWhirter Park	<ul> <li>Accessible parking stalls, exterior accessible routes have excessive slopes, accessible amenities along the route and handrails.</li> <li>Restrooms in daycare and feed</li> </ul>	<ul><li>\$45,000</li><li>\$14,000</li></ul>			
	<ul> <li>building are not wheelchair accessible</li> <li>Restroom signage to direct users to accessible restrooms.</li> </ul>	• \$200,000			
Grass Lawn Park	Parking stalls have excessive slopes, need connections to accessible routes and correct dimensions.	<ul><li>\$99,000</li><li>\$269,000</li></ul>	Grass Lawn     Parking Lot     upgrades in     2021 CIP has     potential to be		

	<ul> <li>Accessible route has excessive cross and running slopes, narrow points and non-conforming curb ramps</li> <li>Restrooms fixtures and dimensions are out of compliance.</li> </ul>	• \$92,000	amended to add ADA improvements.
Idylwood Beach Park	<ul> <li>Add accessible parking stalls, incorrect slopes, signage.</li> <li>Restrooms fixtures and dimensions are out of compliance.</li> </ul>	<ul><li>\$111,000</li><li>\$64,000</li></ul>	<ul> <li>Idylwood Park         Dock         improvements in         2019.</li> <li>Potential to         amend Idylwood         Park Parking Lot         Resurfacing in         2024 CIP.</li> </ul>
Municipal Campus	Accessible route has excessive cross and running slopes and out of compliance changes in level.	• \$62,000	
Perrigo Park	<ul> <li>Parking signage, cross slopes and curb ramp are out of compliance.</li> <li>Accessible route has excessive slopes and is missing bollard and detectable warning strips.</li> <li>Restroom fixtures and dimensions are out of compliance.</li> </ul>	<ul><li>\$108,000</li><li>\$15,000</li><li>\$26,000</li></ul>	
Westside Park	Westside will feature a fully compliant playground and sports court along with a compliant accessible route.		Westside Park is scheduled to be rebuilt to 2010 ADA Standards in 2020- 21.
	TOTAL:	\$1.4M	

<sup>\*</sup>For a list of individual 6-year projects see Appendix B. For all projects, please see Appendix C.

Overall planning level estimates for all 716 barriers is \$10.3M

# 5.0 Cost Estimating and Financing

### 5.1 Cost Estimating

The timeline for this work outlined in the Transition Plan is 14 years (2018-2032), which takes advantage of the biennial budgeting process the City follows. Initial work has been focused on improved cost estimates for the projects undertaken in 2019-20 biennium and a six-year proposed project list. Maintenance and smaller capital projects would occur in the 2019-2020 biennium and the detailed development of budget offers would be written and submitted over the next three (2021-2026) biennia. More detailed cost estimates for future projects would be developed for those budget offers. Any new construction undertaken is required to be fully accessible.

Upon completion of the prioritization, cost estimating with construction management, park operations and park planning was done to further understand project groupings and how we might contract for certain work (curb ramps for instance at multiple parks) vs. a discrete set of access projects at a single park. Original cost estimates were based on RS Means data from 2004 and related to construction only (no design or project costs). These numbers were reviewed by construction management and revised with a multiplier to bring to 2019 cost estimates. Additional work on costs will occur leading up to budget offer development in the spring of 2020 for the 2021-22 biennium.

Potential cost savings may be realized from strategic scaling of contracts. Analysis of the project list identified 6 major types of work that include the following six trades or project types: Parking/Paving/Concrete; Labor; Plumbing; Electrical; Signage; Potential CIP Project. Further costing will evaluate opportunities to do multiple projects across the park or trail system, such as all sign upgrades or multiple curb ramps.

### 5.2 Funding

There is no dedicated source of federal funds for accessibility renovations to existing sites. The work will be done through three main channels. Maintenance and repair, small capital projects and Capital Investment Plan (CIP) projects. Current CIP projects will be reviewed to see if they may be amended to capture additional access improvements. An example of this might be the Adair Cabin in Anderson Park. Additionally, funded projects will be fully accessible, such as Westside Park, slated to begin construction in 2020. This will increase the available number of accessible playgrounds and sports courts. Lastly, the City is looking at grant funding and other sources that could help implement some of this work, but ADA modifications are common, and grants will be competitive.

- Community Development Block Grant Funds: Many agencies receive federal Community
  Development Block Grant (CDBG) funds for accessibility renovations at existing sites. CDBG
  funds often have a scale of priority. It is important to establish accessibility as a priority for
  CDBG applications.
- State Grant Programs: Recreation Conservation Office (RCO) offers youth athletic facility grants that can be used for making accessibility upgrades to fields and other sports facilities. Grants range up to \$350,000 and are offered every other year.
- State Appropriations: The City has successfully competed for appropriations for multi-use trails such as the Redmond Central Connector and larger projects like the Redmond Pool that will include ADA upgrades in the second phase of the project.

• Corporate Giving: Technology companies are developing artificial intelligence for disability uses and may be a future partner on access improvements in Redmond.

### 6.0 Recommendations

In addition to the audit findings, opportunities to improve accessibility via policies and procedures were identified through the self-evaluation. The following recommendations are not an exhaustive policy review, but highlighting best practices based on discussions with staff and stakeholders.

- 1. Implement modifications according to the phased approach proposed in Section 4.0 and the Transition Plan to accommodate all users.
- 2. Adopt a policy regarding the use of Other Power-Driven Mobility Devices (OPDMD) at Redmond Park sites and promote that policy to the public.
- 3. Develop maintenance staff training and checklists to improve accessibility during routine maintenance. Items such accessible routes, gaps, changes in level, door closing force and common obstructions can be part of ongoing routine maintenance work.
- 4. Create an inter-departmental staff team, with representatives from each department to regularly meet and coordinate on ADA and accessibility issues.
- 5. Update website with more details regarding ADA access at each park. This would include parking and restroom accessibility along with what is accessible and lengths of accessible trails, so park patrons can make informed decisions before traveling to the park.
- 6. Continue to improve accessibility at special events by creating maps with ADA features (parking, accessible routes) and ensuring access to various programs that occur during the event.
- 7. Work towards creating one overall transition plan for the City with Public Right of Way (PROW), parks and trails and city facilities prioritized in an overall list.
- 8. Ensure all contracts have language regarding modifications that contractor will make provide equal access to services, programs and activities.
- 9. Improve wayfinding signage so people with disabilities can more easily and conveniently navigate the park system.
- 10. If portable toilets are provided at a park site, make sure at least one is accessible.

# 7.0 Appendices

### 7.1 Appendix A: Parks List

		l o		N. C. A. L. L. L.
	Acres	Classification	Status	Neighborhood
Anderson Park	3.0	Neighborhood	Existing Developed	Downtown
Arthur Johnson Park	15.4	Resource	Existing Undeveloped	Southeast Redmond
Bear and Evans Creek Open Space	29.2	Resource	Existing Developed	Bear Creek
Bear Creek Park	11.1	Resource	Existing Developed	Downtown
Bridle Crest Trail	12.1	Trail Corridor	Existing Developed	Grass Lawn & Overlake
Cascade View Park	8.0	Neighborhood	Existing Developed	Overlake
Conrad Olson Farm	8.4	Neighborhood	Existing Undeveloped	In King County City Owned
Downtown Park	2.1	Urban	Interim Use	Downtown
Dudley Carter Park	1.2	Neighborhood	Interim Use	Downtown
Esterra Park	2.7	Urban	Existing Undeveloped	Overlake
Farrel-McWhirter Park	67.7	Community	Existing Developed	In King County City Owned
Flagpole Plaza	0.1	Neighborhood	Existing Developed	Downtown
Grass Lawn Park	28.4	Community	Existing Developed	Grass Lawn
Hartman Park	41.6	Community	Existing Developed	Education Hill
Heron Rookery Park	4.6	Resource	Existing Developed	Downtown
Idylwood Beach Park	19.2	Community	Existing Developed	Idylwood
Juel Park	38.3	Community	Interim Use	In King County City Owned
Luke McRedmond Landing	2.1	Neighborhood	Existing Developed	Downtown
Martin Park	10.0	Resource	Existing Developed	In King County City Owned
Meadow Park	5.0	Neighborhood	Existing Developed	Education Hill
Municipal Campus	7.6	Urban	Existing Developed	Downtown
Nike Park	14.9	Neighborhood	Existing Developed	Education Hill
O'Leary Park	0.1	Neighborhood	Existing Developed	Downtown
Perrigo Heights Open Space	3.3	Resource	Existing Developed	Education Hill
Perrigo Park	29.8	Community	Existing Developed	Bear Creek
Redmond Central Connector, Phase I	11	Trail Corridor	Existing Developed	Downtown
RCC Station Area	1.5	Urban	Existing Developed	Downtown
Redmond Central Connector, Phase II & III	29.9	Trail Corridor	Existing Undeveloped	Sammamish Valley
Redmond West Wetlands	4.4	Resource	Existing Developed	Overlake
Reservoir Park	1.9	Neighborhood	Existing Developed	Education Hill
Rotary Park	1.0	Neighborhood	Existing Undeveloped	Downtown
Sammamish Valley Park	31.0	Resource	Existing Undeveloped	Sammamish Valley
Scotts Pond	1.4	Neighborhood	Existing Developed	Grass Lawn
SE Redmond Open Space	10.9	Trail Corridor	Existing Developed	Southeast Redmond

SE Redmond Park	3.2	Neighborhood	Interim Use	Southeast Redmond
Smith Woods	9.9	Neighborhood	Interim Use	North Redmond
Spiritbrook Park	2.0	Neighborhood	Existing Developed	Grass Lawn
Sunset Gardens Park	1.0	Neighborhood	Existing Developed	Bear Creek
The Edge Skate Park	1.5	Urban	Existing Developed	Downtown
The Stroll	0.4	Resource	Existing Developed	Downtown
Town Center Open Space	40.9	Resource	Existing Developed	Downtown
Viewpoint Open Space	9.6	Resource	Existing Developed	Idylwood
Viewpoint Park	4.8	Neighborhood	Existing Developed	ldylwood
Watershed Preserve	805.5	Resource	Existing Developed	In King County City Owned
Welcome Park	2.6	Resource	Existing Developed	Willows/Rose Hill
Westside Park	6.4	Neighborhood	Existing Developed	Overlake
Willows Creek Park	4.7	Neighborhood	Existing Developed	Willows/Rose Hill